



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-03  
**APPLICANT:** Joe & Peggy Ruppert  
**DATE:** February 12, 2015  
**LOCATION:** 6777 N. Interstate 35 Service Road  
**TO:** Interested Neighbors  
**WARD:** 8  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat. This property is currently zoned I-2, Heavy Industrial District, and a change of zoning will not be required.

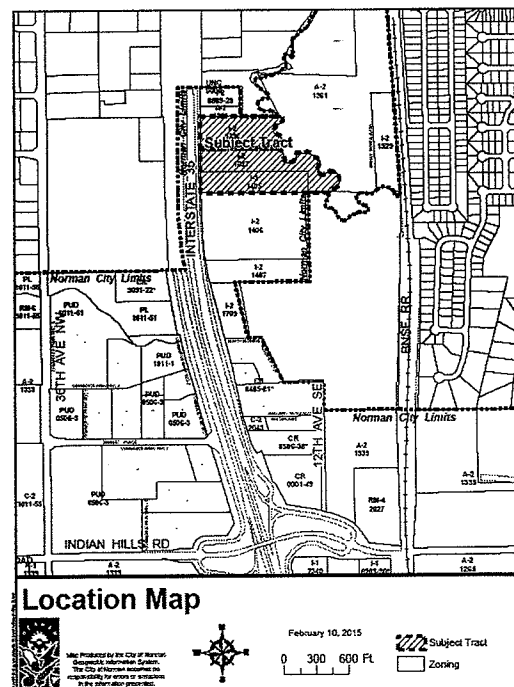
Please join us for a Pre-Development discussion of this proposal on Thursday, February 26, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Charles Allen, (405) 686-0174 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 15-03

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Joe D. & Peggy A. Ruppert	ADDRESS 6777 N. Interstate 35 Service Road Norman, Oklahoma 73072
EMAIL ADDRESS callen@aeswins.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Charles Allen (405) 686-0174 BEST TIME TO CALL: 8:00 a.m. to 5:00 p.m.

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located Ruppert's Pickup Parts located at  
6777 N. Interstate 35 Service Road.

and containing approximately 11 Acres acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The site is currently zoned I-1, Light Industrial and is operating as an automotive salvage yard.

This proposed development will necessitate (check all that apply):

Items submitted:

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Y
- ☐ 2025 Plan Amendment ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☐ Rezoning to \_\_\_\_\_ District(s)  
☐ Special Use for \_\_\_\_\_  
☒ Preliminary Plat Ruppert's 2nd Addition (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: I-2  
Current Plan Designation: Industrial  
Floodplain

Concurrent Planning  
Commission Review  
Requested: ☒

Received on:  
2-9-15  
at 11:30 a.m./p.m.

by mt

